

In Re:

Jennie A. Tumminello
Debtor

Case No.: 19-16297
Chapter: 13
Judge: Christine M. Gravelle

NOTICE OF PROPOSED PRIVATE SALE

Candyce Smith-Sklar, Esq., attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

CLERK UNITED STATES BANKRUPTCY COURT
CLARKSON S. FISHER FED. COURTHOUSE
402 E. STATE STREET, ROOM 3
TRENTON, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on March 6, 2024 at 9 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 213 Blaine Ave., Seaside Heights, NJ 08751

Proposed Purchaser: Avraham Edri
114 Sampson Ave.,
Seaside Heights, NJ 08751

Sale price:
\$450,000 (Four Hundred and Fifty Thousand Dollars)

Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Sklar Smith-Sklar, Esq.

Amount to be paid: \$1100.00

Services rendered: Review contract, prepare addendum to Contract of Sale obtained payoffs, research liens to determine if satisfied and document preparation for closing.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Candyce Smith-Sklar, Esq., c/o Law Offices of Sklar Smith-Sklar, LLC

Address: 1901 N. Olden Avenue, Suite 22, Ewing, NJ 08618

Telephone No.: (609) 882-9800 Fax: (609) 538-1399 email: mail@njpalaw.com

In re:
Jennie A Tumminello
Debtor

Case No. 19-16297-CMG
Chapter 13

District/off: 0312-3
Date Rcvd: Feb 01, 2024

User: admin
Form ID: pdf905

Page 1 of 4
Total Noticed: 58

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 03, 2024:

Recip ID	Recipient Name and Address
db	+ Jennie A Tumminello, 213 Blaine Avenue, Seaside Heights, NJ 08751-2312
r	+ Lisa Goetz, Weichert Realtors, 350 Nassau Street, Princeton, NJ 08540-4615
518149057	+ Allied Digestive Health, 187 Route 36, Suite 230, West Long Branch, NJ 07764-1306
518149063	+ Bricktown Medical Group PA, 34 Lanes Mill Road, Brick, NJ 08724-7056
518149066	+ ChaseHealthAdvance, Attn: Bankruptcy, 1717 Hermitage Blvd Ste 101, Tallahassee, FL 32308-7709
518149075	+ ENT and Allergy Associates, LLP, PO Box 5001, White Plains, NY 10602-5001
518149076	+ Gateway One Lending & Finance, 175 North Riverview Drive, Suite 100, Anaheim, CA 92808-1225
518149082	+ NYU Transplant Associates-White Building, 317 East 34th St, 8th Flr, New York, NY 10016-4910
518149081	+ New York University, Physician Services, PO Box 415662, Boston, MA 02241-5662
518149084	+ PNC Bank, c/o KML Law Group, PC, 216 Haddon Ave., STE 406, Collingswood, NJ 08108-2812
518149088	Stuart Lippman & Associ, 5441 E 5th St Ste 110, Tucson, AZ 85711
518151705	+ Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
518149092	++ WELLS FARGO BANK NA, 1 HOME CAMPUS, MAC X2303-01A, DES MOINES IA 50328-0001 address filed with court:, Wells Fargo Bank, Attn: Bankruptcy Dept, Po Box 6429, Greenville, SC 29606
518149093	+ Wells Fargo Bank, N.A., c/o Powers Kirn, LLC, 728 Marne Highway, Suite 200, Moorestown, NJ 08057-3128
518149074	+ eMedical Offices Middletown, PO Box 6143, Parsippany, NJ 07054-7143

TOTAL: 15

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 01 2024 20:54:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Feb 01 2024 20:54:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518149058	+ Email/Text: bnc@alltran.com	Feb 01 2024 20:53:00	Alltran Financial, P.O. Box 722929, Houston, TX 77272-2929
518149059	Email/PDF: bncnotices@becket-lee.com	Feb 01 2024 21:01:19	American Express, PO Box 981535, El Paso, TX 79998-1535
518251421	Email/PDF: bncnotices@becket-lee.com	Feb 01 2024 21:01:34	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518149060	+ Email/PDF: bncnotices@becket-lee.com	Feb 01 2024 21:12:06	Amex, Correspondence/Bankruptcy, Po Box 981540, El Paso, TX 79998-1540
518149061	+ Email/PDF: bncnotices@becket-lee.com	Feb 01 2024 21:01:38	Amex/Bankruptcy, Correspondence, Po Box 981540, El Paso, TX 79998-1540
518149062	+ Email/Text: creditcardbkcorrespondence@bofa.com	Feb 01 2024 20:52:00	Bank Of America, 4909 Savarese Circle, FL1-908-01-50, Tampa, FL 33634-2413
519204369	Email/Text: BKBCNMAIL@carringtonms.com	Feb 01 2024 20:52:00	Wilmington Savings Fund Society, FSB, as Trustee, c/o Carrington Mortgage Services, LLC,

District/off: 0312-3

User: admin

Page 2 of 4

Date Rcvd: Feb 01, 2024

Form ID: pdf905

Total Noticed: 58

519204370	Email/Text: BKBCNMAIL@carringtonms.com	Feb 01 2024 20:52:00	P.O. Box 3730, Anaheim, CA 92806
518149064	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Feb 01 2024 21:01:38	Wilmington Savings Fund Society, FSB, as Trustee, c/o Carrington Mortgage Services, LLC, P.O. Box 3730, Anaheim, CA 92806, Wilmington Savings Fund Society, FSB, as, c/o Carrington Mortgage Services, LLC
518173333	+ Email/PDF: ebn_ais@aisinfo.com	Feb 01 2024 21:01:08	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518149067	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 01 2024 21:01:12	Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
518149068	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 01 2024 21:12:05	Citibank/The Home Depot, Attn: Recovery/Centralized Bankruptcy, Po Box 790034, St Louis, MO 63179-0034
518149069	+ Email/Text: mediamanagers@clientservices.com	Feb 01 2024 20:52:00	Citicards Cbna, Citi Bank, Po Box 6077, Sioux Falls, SD 57117-6077
518149070	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Feb 01 2024 20:54:00	Client Services Incorporated, 3451 Harry S Truman Blvd, Saint Charles, MO 63301-9816
518149071	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Feb 01 2024 20:54:00	Comenity Bank/New York & Company, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518149072	+ Email/PDF: creditonebknotifications@resurgent.com	Feb 01 2024 21:01:31	Comenitycapital/Indclb, Attn: Bankruptcy Dept, Po Box 182125, Columbus, OH 43218-2125
518149091	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 01 2024 21:01:35	Credit One Bank, Attn: Bankruptcy, Po Box 98873, Las Vegas, NV 89193-8873
518162267	Email/Text: mrdiscen@discover.com	Feb 01 2024 20:53:00	Discover Dept Store National Bank/Macy's, Attn: Bankruptcy, Po Box 8053, Mason, OH 45040
518149073	+ Email/Text: mrdiscen@discover.com	Feb 01 2024 20:53:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
518149065	Email/PDF: ais.chase.ebn@aisinfo.com	Feb 01 2024 21:01:14	Discover Financial, Po Box 3025, New Albany, OH 43054-3025
518274537	Email/PDF: resurgentbknotifications@resurgent.com	Feb 01 2024 21:01:08	Chase Card Services, Correspondence Dept, Po Box 15298, Wilmington, DE 19850
518149077	Email/Text: camanagement@mtb.com	Feb 01 2024 20:54:00	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
518149080	^ MEBN	Feb 01 2024 20:50:14	M&T Credit Services, Legal Document Processing, 1100 Wherle Dr, Williamsville, NY 14221
518149078	+ Email/Text: bankruptcydpt@mcmcg.com	Feb 01 2024 20:54:00	MRS BPO LLC, 1930 Olney Avenue, Cherry Hill, NJ 08003-2016
518149079	+ Email/Text: bankruptcydpt@mcmcg.com	Feb 01 2024 20:54:00	Midland Funding, 2365 Northside Dr Ste 300, San Diego, CA 92108-2710
518236890	Email/Text: Bankruptcy.Notices@pnc.com	Feb 01 2024 20:53:00	Midland Funding, 2365 Northside Drive STE 30, San Diego, CA 92108-2710
518149083	Email/Text: Bankruptcy.Notices@pnc.com	Feb 01 2024 20:53:00	PNC Bank, N.A., 3232 Newmark Drive, Miamisburg, OH 45342
518149085	Email/Text: Bankruptcy.Notices@pnc.com	Feb 01 2024 20:53:00	Pnc Bank, Atn: Bankruptcy Department, Po Box 94982: Ms: Br-Yb58-01-5, Cleveland, OH 44101
518800468	+ Email/Text: bnc-quantum@quantum3group.com	Feb 01 2024 20:54:00	Pnc Mortgage, Attn: Bankruptcy, 3232 Newmark Drive, Miamisburg, OH 45342
518800467	Email/Text: bnc-quantum@quantum3group.com	Feb 01 2024 20:54:00	Quantum3 Group LLC as agent for, Wollemi Acquisitions LLC, PO Box 788, Kirkland, WA 98083-0788, Quantum3 Group LLC as agent for, Wollemi Acquisitions LLC 98083-0788

District/off: 0312-3

Date Rcvd: Feb 01, 2024

User: admin

Form ID: pdf905

Page 3 of 4

Total Noticed: 58

518205447	Email/Text: bnc-quantum@quantum3group.com	Feb 01 2024 20:54:00	Quantum3 Group LLC as agent for, Wollemi Acquisitions LLC, PO Box 788, Kirkland, WA 98083-0788
518251454	Email/Text: bk@stuartlippman.com	Feb 01 2024 20:54:00	Quantum3 Group LLC as agent for, CF Medical LLC, PO Box 788, Kirkland, WA 98083-0788
518149086	+ Email/Text: enotifications@santanderconsumerusa.com	Feb 01 2024 20:54:00	Stuart Lippman & associ, 5447 E 5th St Ste 110, Tucson, AZ 85711
518283902	+ Email/Text: enotifications@santanderconsumerusa.com	Feb 01 2024 20:54:00	Santander Consumer USA, Attn: Bankruptcy, Po Box 961245, Fort Worth, TX 76161-0244
518149087	+ Email/Text: ssa.bankruptcy@ssa.gov	Feb 01 2024 20:54:00	Santander Consumer USA Inc., P.O. Box 560284, Dallas, TX 75356-0284
518149089	+ Email/PDF: ais.sync.ebn@aisinfo.com	Feb 01 2024 20:53:00	Social Security Adminstration, Office of Regional Commissioner, 26 Federal Plaza Rm 40-120, New York, NY 10278-4199
518149090	+ Email/PDF: ais.sync.ebn@aisinfo.com	Feb 01 2024 21:01:23	Synchrony Bank/ HH Gregg, Attn: Bankruptcy Dept, Po Box 965060, Orlando, FL 32896-5060
518272523	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Feb 01 2024 21:01:57	Synchrony Bank/Care Credit, Attn: Bankruptcy Dept, Po Box 965061, Orlando, FL 32896-5061
518256074	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Feb 01 2024 21:01:58	Wells Fargo Bank, N.A., Attn: Default Document Processing, MAC# N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-1663
518149094	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Feb 01 2024 21:01:51	Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438
518149095	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Feb 01 2024 21:01:33	Wells Fargo Dealer Services, Attn: Bankruptcy, Po Box 19657, Irvine, CA 92623-9657
		Feb 01 2024 21:01:07	Wells Fargo Home Mortgage, Attn: Bankruptcy, Po Box 10335, Des Moines, IA 50306-0335

TOTAL: 43

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 03, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 31, 2024 at the address(es) listed below:

Name	Email Address
------	---------------

District/off: 0312-3

Date Rcvd: Feb 01, 2024

User: admin

Form ID: pdf905

Page 4 of 4

Total Noticed: 58

Albert Russo

on behalf of Trustee Albert Russo docs@russotrustee.com

Albert Russo

docs@russotrustee.com

Candyce Ilene Smith-Sklar

on behalf of Debtor Jennie A Tumminello njpalaw@gmail.com r56958@notify.bestcase.com

Denise E. Carlon

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION dcarlon@kmllawgroup.com, bkgroup@kmllawgroup.com

Elizabeth L. Wassall

on behalf of Creditor Wells Fargo Bank N.A. ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com

Elizabeth L. Wassall

on behalf of Creditor Wilmington Savings Fund Society FSB, As Trustee Of Stanwich Mortgage Loan Trust I
ewassall@logs.com, njbankruptcynotifications@logs.com;logsecf@logs.com

Jeffrey Rappaport

on behalf of Creditor Wells Fargo Bank N.A. jrappaport@logs.com, njbankruptcynotifications@logs.com

Kevin Gordon McDonald

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION kmcdonald@kmllawgroup.com, bkgroup@kmllawgroup.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William M. E. Powers, III

on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

William M.E. Powers, III

on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

TOTAL: 11